

1 RON BENDER (SBN 143364)
2 JULIET Y. OH (SBN 211414)
3 LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.
4 10250 Constellation Boulevard, Suite 1700
5 Los Angeles, California 90067
6 Telephone: (310) 229-1234
7 Facsimile: (310) 229-1244
8 Email: RB@LNBYP.COM; JYO@LNBYP.COM
9
10 Attorneys for Chapter 11 Debtor and
11 Debtor-in-Possession

8
9
10 **UNITED STATES BANKRUPTCY COURT**
11 **CENTRAL DISTRICT OF CALIFORNIA**
12 **SANTA ANA DIVISION**

13 In re:

14 THE SOURCE HOTEL, LLC, a
15 California limited liability company,
16 Debtor and Debtor in Possession.

Case No.: 8:21-bk-10525-ES

Chapter 11

17 **DEBTOR'S THIRD CHAPTER 11 STATUS
18 REPORT**

19 Status Conference:

20 Date: September 30, 2021
21 Time: 2:00 p.m.
22 Place: ZoomGov

23
24
25
26
27
28

1 **TO THE HONORABLE ERITHE A. SMITH, UNITED STATES BANKRUPTCY**
2 **JUDGE, THE UNITED STATES TRUSTEE, ALL SECURED CREDITORS, TWENTY**
3 **LARGEST UNSECURED CREDITORS, AND ALL PARTIES WHO HAVE**
4 **REQUESTED SPECIAL NOTICE IN THIS CASE:**

5 The Source Hotel, LLC, a California limited liability company and the chapter 11 debtor
6 and debtor-in-possession herein (the “Debtor”), hereby files this updated status report (the
7 “Status Report”) in advance of the continued Chapter 11 status conference scheduled on
8 September 30, 2021.

9 The Debtor filed a voluntary petition for relief under Chapter 11 of 11 U.S.C. §§ 101 *et*
10 *seq.* (the “Bankruptcy Code”) on February 26, 2021 (the “Petition Date”). The Debtor is
11 continuing to manage its financial affairs and operate its bankruptcy estate as a debtor-in-
12 possession pursuant to Sections 1107 and 1108 of the Bankruptcy Code.

13 Since at least 2014, Debtor has been developing a full-service, seven-story hotel with 178
14 rooms in the City of Buena Park, County of Orange, State of California (the “Hotel”), which
15 upon completion will include conference rooms, an executive lounge, fitness center, restaurant,
16 bars, and cleaning services. The Debtor does not own the real property on which the Hotel is
17 being constructed, but is a lessee pursuant to a 99-year ground lease for such real property (the
18 “Ground Lease”) with the Debtor’s affiliate, The Source at Beach, LLC.

19 **I.**

20 **ISSUES WHICH WILL NEED TO BE ADDRESSED IN THE DEBTOR’S CASE**
21 **TO SUCCESSFULLY REORGANIZE**

22 **A. Global Settlement with Shady Bird and Guarantors.**

23 Shortly after the Petition Date, the Debtor’s primary secured lender, Shady Bird Lending,
24 LLC (“Shady Bird”), filed three separate motions in the Debtor’s bankruptcy case, including a
25 motion seeking to designate the Debtor’s chapter 11 bankruptcy case as a “single asset real
26 estate” case pursuant to 11 U.S.C. §§ 101(51B) and 362(d)(3) (the “SARE Motion”)¹, a motion

27

28 ¹ The Court entered a written order denying the SARE Motion on April 28, 2021 [Doc. No. 97] (the “SARE Order”). The SARE Order is the subject of an appeal initiated by Shady

1 seeking to excuse the state court appointed receiver (the “Receiver”) from complying with the
2 requirements of 11 U.S.C. § 543, specifically, the requirement to deliver to the Debtor all
3 property belonging to the Debtor over which the Receiver currently has possession, custody or
4 control (the “Receiver Motion”), and a motion seeking relief from the automatic stay to foreclose
5 on the Hotel (the “RFS Motion”). All three motions were opposed by the Debtor, leading to a
6 substantial amount of litigation between the Debtor and Shady Bird.

7 Over a period of many weeks, the Debtor, Shady Bird, and the guarantors of the Debtor’s
8 loan with Shady Bird, Donald Chae and Min Chae (the “Guarantors”) engaged in extensive
9 settlement discussions in an effort to reach a consensual resolution of their various disputes.
10 Such discussions were fruitful and resulted in the settlement described in that certain *Stipulation*
11 *For Relief From The Automatic Stay And Ancillary Relief* (together with the related agreements
12 attached thereto, the “Settlement Stipulation”), a true and correct copy of which was filed with
13 the Court on July 19, 2021 as Docket Number 188. The Settlement Stipulation provided for the
14 consensual resolution of the RFS Motion, the Receiver Motion, and the pending state court
15 action by Shady Bird against the Guarantors (the “Guarantor Action”), in accordance with the
16 terms and conditions set forth in the Settlement Stipulation, and provided for a consensual
17 marketing and sale process for the Hotel.

18 On July 22, 2021, the Debtor filed a motion, pursuant to Rule 9019 of the Federal Rules of
19 Bankruptcy Procedure, seeking Court approval of the compromises set forth in the Settlement
20 Stipulation and the related agreements attached thereto [Doc. No. 190] (the “Settlement Motion”).
21 At the hearing on the Settlement Motion held on August 12, 2021, the Court overruled all
22 objections and granted the Settlement Motion in its entirety.

23 As a result of the Court’s approval of the Settlement Stipulation, the continued hearings on
24 the RFS Motion and the Receiver Motion scheduled on September 30, 2021 were vacated.

25
26 Bird, which appeal is currently pending before the United States District Court for the Central
27 District of California (the “District Court”), Case No. 8:21-cv-00824-FLA (the “SARE
28 Appeal”). All briefing in connection with the SARE Appeal has been completed and is
pending oral arguments and/or a decision by the District Court.

1 **B. Marketing And Sale Efforts.**

2 Among other terms, the Settlement Stipulation required the Debtor to file a motion for
3 authority to conduct an auction of substantially all of the Debtor's assets, comprised primarily of
4 (i) the Hotel, (ii) the Debtor's leasehold interest in the Ground Lease (the "Leasehold Interest"),
5 and (iii) flooring and carpeting, lighting, appliances, trade fixtures, furniture, furnishings and
6 equipment already owned by the Debtor ("FF&E," and together with the Hotel and the
7 Leasehold Interest, the "Assets"), or a sale of the Assets by overbid if an acceptable stalking
8 horse buyer is identified, for hearing on September 30, 2021 (or the first available hearing date
9 thereafter).

10 In addition, the Settlement Stipulation provides for certain bidding procedures to be
11 utilized in connection with the sale and auction of the Assets. Specifically, the Settlement
12 Stipulation requires that, in order for bidders to be eligible to participate in the auction of the
13 Assets, bidders must be deemed financially qualified by the Debtor and/or NAI and provide a
14 good faith deposit equal to at least 4% of the amount of the initial bid by no later than the date
15 that is seven (7) days prior to the date of the auction. The deposit shall be deemed nonrefundable
16 if the bidder is approved by the Court as the successful bidder and such bidder fails to close its
17 purchase of the Hotel within fifty (50) calendar days following the date of entry of the order
18 approving the sale (such 50th calendar day, the "Outside Closing Date").

19 Pursuant to the Settlement Stipulation, the Debtor stipulated to relief from the automatic
20 stay to permit a non-judicial foreclosure sale of the Hotel to occur on a date that is after (i) the
21 auction date, if there is no financially qualified bidder by the bid deadline, or (ii) the Outside
22 Closing Date, if there is at least one financially qualified bidder and provided a sale does not
23 close on or before the Outside Closing Date.

24 In accordance with the terms of the Settlement Stipulation, on August 25, 2021, the
25 Debtor filed a motion seeking approval of certain bidding procedures in connection with the
26 auction and sale of the Assets. On September 14, 2021, the Court entered a written order
27 granting the Debtor's motion to approve the Debtor's proposed bidding procedures, subject to
28

1 certain modifications approved by the Court (the “Bidding Procedures”). Among other things,
2 the Bidding Procedures require that bids for the Assets be submitted by September 23, 2021, and
3 provide that, in the event there are two or more qualified bids submitted for the Assets by
4 September 23, 2021, an auction be conducted before the Court on September 30, 2021 at 2:00
5 p.m. (“Auction”).

6 The Debtor’s Court-approved real estate broker, NAI Capital Commercial, Inc. (“NAI”),
7 has been actively and diligently marketing the Assets for sale since June, 2021. In June, 2021,
8 NAI listed the Assets on the Real Capital Markets (RCM) platform, which is a listing platform
9 that NAI and all of its competitors utilize to reach active investors comprised of private
10 investors, institutional funds, opportunity funds, pension funds/advisors, REITs, and other
11 investors. NAI believes that the listing of the Hotel on the RCM platform ensured that the
12 parties who it believes are the most likely purchasers of the Assets, including hotel groups,
13 would be made aware of the opportunity to acquire the Assets. The Assets were also listed on
14 Loopnet, Costar, and on NAI’s internal sites in June and early July, 2021. Additionally,
15 information regarding the sale of the Assets was e-mailed to NAI’s own proprietary database of
16 over 15,000 investors. Based on the foregoing, NAI believes that the opportunity to acquire the
17 Assets has been widely broadcast and is therefore widely known.

18 NAI has made contact with numerous prospective buyers/investors and provided them
19 with extensive financial and other information about the Assets. All prospective purchasers and
20 investors who have signed a nondisclosure agreement were provided with access an electronic
21 “data room” containing comprehensive information and documents relating to the Assets. To
22 date, at least 61 parties have signed nondisclosure agreements and accessed the electronic data
23 room to view information and documents relating to the Assets. Of these parties, NAI believes
24 that there are currently nine (9) parties who are actively engaged and seriously interested in
25 submitting a bid for the Assets.

26 On September 9, 2021, the Debtor filed a motion (i) seeking Court authority to sell the
27 Assets, free and clear of liens, claims, encumbrances and other interests, to the qualified bidder
28

1 who is determined by the Court to be the highest and best bidder (including its designees, the
2 “Buyer”), as determined at the Auction on September 30, 2021, (ii) seeking Court authority to
3 assume the Ground Lease and assign the Ground Lease to the Buyer, (iii) establishing that the
4 amount necessary to cure the Debtor’s defaults under the Ground Lease is \$0 (the “Cure
5 Amount”), and (iv) granting related relief (the “Sale Motion”).

6 A number of oppositions and responses to the Sale Motion have been filed by Shady
7 Bird, certain mechanic’s lien creditors, and other parties. The hearing on the Sale Motion is
8 currently set for September 30, 2021 at 2:00 p.m.

9 **II.**

10 **POST-PETITION ADMINISTRATION AND CASH COLLATERAL USE**

11 On March 12, 2021, the Debtor filed the *Debtor’s Notice Of Motion And Motion For*
12 *Entry Of An Order: (A) Requiring Turnover Of Estate Cash By Evertrust Bank; (B) Authorizing*
13 *Debtor To Use Cash Collateral; And (C) Authorizing Debtor To Obtain Post-Petition Financing*
14 *From M+D Properties On An Unsecured Basis* [Doc. No. 21] (the “CC/Financing Motion”).
15 Pursuant to the CC/Financing Motion, the Debtor sought the entry of a Court order (i) requiring
16 Evertrust Bank to turn over and deliver to the Debtor cash held in the Debtor’s pre-petition bank
17 accounts at Evertrust Bank; (ii) authorizing the Debtor to use cash collateral in accordance with
18 the Debtor’s proposed 13-week operating budget (the “Initial Budget”); and (iii) authorizing the
19 Debtor to obtain post-petition unsecured financing up to \$100,000 (the “DIP Loan”) from the
20 Debtor’s manager, M+D Properties (“M+D”). The Initial Budget provided for the payment of
21 expenses critical to the maintenance and preservation of the Hotel, including insurance
22 premiums, utility expenses, post-petition utility deposits, and real property taxes.

23 On March 23, 2021, the Court entered an order granting the CC/Financing Motion on an
24 interim basis, pending a final hearing scheduled on May 6, 2021, subject to certain minor
25 modifications agreed to by the Debtor and set forth in such order [Doc. No. 46] (the “Interim
26 Order”). On May 12, 2021, the Court entered a final order granting the CC/Financing Motion
27 [Doc. No. 118] (the “Final Order”).

28

The Debtor has paid the expenses set forth in the Initial Budget, including secured real property taxes which came due in April, 2021, in accordance with the terms of the Interim Order and Final Order.

4 On May 19, 2021, the Debtor filed that certain *Notice Of Motion And Motion For Entry*
5 *Of An Order: (A) Authorizing Debtor To Use Cash Collateral; And (B) Authorizing Debtor To*
6 *Obtain Post-Petition Financing From M+D Properties On An Unsecured Basis* [Doc. No. 123]
7 (the “Second CC/Financing Motion”). Pursuant to the Second CC/Financing Motion, the Debtor
8 sought the entry of a Court order (i) authorizing the Debtor to use cash collateral in accordance
9 with the Debtor’s proposed operating budget covering the approximately four month period from
10 May 29, 2021 through and including October 1, 2021 (the “Second Budget”); and (iii)
11 authorizing the Debtor to obtain post-petition unsecured financing up to \$80,000 (the “DIP
12 Loan”) from M+D.

13 On June 25, 2021, the Court entered an order granting the Second CC/Financing Motion
14 in its entirety [Doc. No. 174] (the “Second CC Order”).

15 The Debtor is paying the expenses set forth in the Second Budget in accordance with the
16 terms of the Second CC Order.

17 The Debtor anticipates filing a third motion for authority to use cash collateral and obtain
18 post-petition unsecured financing from M+D to ensure that, in the event of a pending sale of the
19 Assets, the Debtor is able to maintain and preserve the value of the Assets pending the closing of
20 such sale.

III.

COMPLIANCE WITH REPORTING REQUIREMENTS

23 The Debtor has filed all of the monthly operating reports that have come due to date. The
24 Debtor believes that it is in substantial compliance with all of its duties under 11 U.S.C. §§ 521,
25 1106 and 1107, and all applicable guidelines of the Office of the United States Trustee.

26 | //

27 | //

IV.

EMPLOYMENT OF PROFESSIONALS

The Court entered an order approving the Debtor’s application to employ Levene, Neale, Bender, Yoo & Brill L.L.P. as its bankruptcy counsel on March 31, 2021, and entered an order approving the Debtor’s application to employ NAI Capital as its real estate broker on July 2, 2021.

The Debtor does not intend to employ any other professionals at this time. However, should the foregoing change, the Debtor will promptly file applications to employ such professionals with the Court.

V.

OTHER INFORMATION REQUIRED BY STATUS CONFERENCE ORDER

A. Proposed Deadlines For Filing Proofs Of Claim And Objections To Claims.

At the first Chapter 11 status conference, the Court established July 12, 2021 as the deadline for creditors to file proofs of claim in the Debtor's bankruptcy case ("Claims Bar Date").

The Debtor requests that the Court not establish a deadline for filing objections to claims at this time. If the Debtor is unable to consummate a sale of the Assets and Shady Bird obtains relief from the automatic stay to foreclose on the Hotel, it is likely that the Debtor's bankruptcy case will be dismissed or converted, in which case the Debtor may not need to evaluate or file objections to any claims.

B. Proposed Deadline For Filing Plan And Disclosure Statement.

On June 25, 2021, the Court entered an order granting the Debtor's first motion to extend its plan exclusivity periods. As reflected in such order, the Debtor's exclusive periods to file a plan of reorganization and obtain acceptances thereof were extended to and including September 27, 2021 and November 29, 2021, respectively, without prejudice to the Debtor's right to seek further extensions of such periods.

1 On August 26, 2021, the Debtor filed a second motion seeking to further extend its plan
2 exclusivity periods for approximately 90 days, to and including December 27, 2021 and February
3 28, 2022, respectively. At the hearing on the foregoing motion held on September 16, 2021, the
4 Court granted the motion in its entirety.

5 Although the Debtor anticipates being in a position to file a plan of reorganization and
6 disclosure statement within its extended plan filing exclusivity period (*i.e.*, by December 27, 2021),
7 if appropriate, if the Debtor determines it requires additional time to file a plan of reorganization,
8 the Debtor will file a motion seeking the entry of a Court order further extending the exclusivity
9 periods for the Debtor to file and solicit a plan of reorganization pursuant to 11 U.S.C. § 1121(d).

10 Based on the foregoing, the Debtor respectfully requests that the Court not set deadlines for
11 the filing of a disclosure statement and plan of reorganization at this time, or alternatively, requests
12 that the Court establish deadlines for doing so no earlier than January 14, 2022.

13 **C. Significant Unexpired Leases And Executory Contracts.**

14 The Debtor is the lessee under the Ground Lease with its affiliate, The Source at Beach,
15 LLC. The Ground Lease is for a term of 99 years, with approximately 93 years of such term
16 remaining, and relates to the real property (the “dirt”) upon which the Hotel has been
17 constructed. The Ground Lease remains fully effective, and the Debtor is seeking to assume and
18 assign the Ground Lease to the Buyer pursuant to the Sale Motion.

19 The Debtor is not a party to any real property leases other than the Ground Lease.

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28

1 As reflected in the Schedules, the Debtor is a party to a number of construction related
2 services agreements as well as a third-party hotel management agreement. It is possible that
3 some of these agreements have expired by their own terms or have been terminated by the
4 counterparties to such agreements but, generally, such agreements have been held in abeyance
5 since Hotel construction activities ceased in late 2019. The Debtor is not seeking to assume
6 and/or assign any of these construction related services agreements to the Buyer pursuant to the
7 Sale Motion.

8 Dated: September 21, 2021

THE SOURCE HOTEL, LLC



9
10 By: _____

11 RON BENDER
12 JULIET Y. OH
13 LEVENE, NEALE, BENDER, YOO
14 & BRILL L.L.P.
15 Attorneys for Chapter 11 Debtor and
16 Debtor-in-Possession

17
18
19
20
21
22
23
24
25
26
27
28

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled **DEBTOR'S THIRD CHAPTER 11 STATUS REPORT** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **September 22, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Ron Bender rb@lnbyb.com
- Christopher G. Cardinale ccardinale@agclawfirm.com, mgonzalez@agclawfirm.com
- Michael G Fletcher mflletcher@frandzel.com, sking@frandzel.com
- Amir Gamliel amir-gamliel-9554@ecf.pacerpro.com, cmallah@perkinscoie.com;DocketLA@perkinscoie.com
- Robert P Goe kmurphy@goforlaw.com, rgoe@goforlaw.com;goeforecf@gmail.com
- Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- Peter F Jazayeri peter@jaz-law.com
- Daniel A Lev dlev@sulmeyerlaw.com, ccaldwell@sulmeyerlaw.com;dlev@ecf.inforuptcy.com
- Grant A Nigolian grant@gnpclaw.com, process@gnpclaw.com;grant.nigolian@gmail.com
- Juliet Y Oh jyo@lnbrb.com, jyo@lnbrb.com
- Ho-El Park hpark@hparklaw.com
- Ronald N Richards ron@ronaldrichards.com, morani@ronaldrichards.com
- United States Trustee (SA) ustregion16.sa.ecf@usdoj.gov

2. **SERVED BY UNITED STATES MAIL**: On **September 22, 2021**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service List continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on September 22, 2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

None.

Service List continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

September 22, 2021 Lourdes Cruz /s/ Lourdes Cruz
Date Type Name Signature

The Source Hotel, LLC
OUST, Secured, Top 20, RSN

Counsel to Evertrust Bank
Michael Fletcher, Esq.
Frandsel Robins Bloom & Csato, L.C.
1000 Wilshire Boulevard, 19th Floor
Los Angeles, CA 90017-2427

Nancy S Goldenberg
United States Trustee (SA)
411 W Fourth St Ste 7160
Santa Ana, CA 92701-8000

Secured Creditors:

3D Design - Millwork
8152 Indianapolis Ave.
Huntington Beach, CA 92646

Aragon Construction, Inc.
5440 Arrow Highway
Montclair, CA 91763

Beach Orangethorpe II, LLC
P.O. Box 489
Buena Park, CA 90621

Beach Orangethorpe III, LLC
P.O. Box 489
Buena Park, CA 90621

Beach Orangethorpe, LLC
P.O. Box 489
Buena Park, CA 90621

Beachamp Distributing Co.
1911 South Santa Fe Avenue
Compton, CA 90221

Best Quality Painting
818 N. Pacific Ave., #C
Glendale, CA 91203

Certified Tile
14557 Calvert St.
Van Nuys, CA 91411

Evergreen Electric Construction
629 Grove View Lane
La Canada, CA 91011

Iron Mechanical
721 North B Street
Suite 100
Sacramento, CA 95811

KS Steel Corp.
1748 Industrial Way
Los Angeles, CA 90023

Nemo & Rami
1930 W. Holt Ave.
Pomona, CA 91768

Northstar
404 North Berry Street
Brea, CA 92821-3104

Pan Pacific
18250 Euclid Street
Fountain Valley, CA 92708

PDG Wallcoverings
26492 Via Juanita
Mission Viejo, CA 92691

Prime Concrete Coatings
6127 James Alan St.
Cypress, CA 90630

Resco Electric Inc.
2431 W. Washington Blvd. Suite B
Los Angeles, CA 90018

Retrolock Corp
17915 Railroad Street
City of Industry, CA 91748

Salamander Fire Protection, Inc
6103 Tyrone Street
Van Nuys, CA 91401

Shady Bird Lending, LLC
c/o Law Offices of Ronald Richards
P.O. Box 11480
Beverly Hills, CA 90213

Solid Construction
883 Crenshaw Blvd.
Los Angeles, CA 90005

Sunbelt Controls, Inc.
888 E. Walnut Street
Pasadena, CA 91101

Grant Nigolian, P.C.
695 Town Center Drive, Suite 700
Costa Mesa, CA 92626

Hunt Ortmann Palffy Nieves et al.
301 North Lake Avenue, 7th Floor
Pasadena, CA 91101-1807

Law Office of Ho-El Park, P.C.
333 City Blvd. West, Suite 1700
Orange, CA 92868

Law Office of Michael N. Berke
25001 The Old Road
Santa Clarita, CA 91381

Law Offices of Dennis G. Cocco
345 Oxford Drive
Arcadia, CA 91007

Porter Law Group, Inc.
7801 Folsom Blvd., Suite 101
Sacramento, CA 95826

Robinson & Robinson, LLP
2301 Dupont Drive, Suite 530
Irvine, CA 92612-7502

Shady Bird Lending, LLC
c/o Law Offices of Geoffrey Long
1601 N. Sepulveda Blvd., No. 729
Manhattan Beach, CA 90266

Splinter & Thai, LLP
25124 Narbonne Ave., Suite 106
Lomita, CA 90717-2140

Top 20 Unsecured Creditors:

Newgens, Inc.
14241 Foster Rd.
La Mirada, CA 90638

Cabrillo Hoist
P.O. Box 3179
Rancho Cucamonga, CA 91729

WESCO Distribution Inc.
6251 Knott Ave.
Buena Park, CA 90620

Harbor All Glass & Mirror, Inc.
1926 Placentia Ave.
Costa Mesa, CA 92627

Diablo Consulting
13200 Crossroads Parkway N
Ste. 115
City of Industry, CA 91746

Ace Tek Roofing Co.
747 S. Ardmore Ave., Suite 405
Los Angeles, CA 90005

Morrow Meadows
231 Benton Court
City of Industry, CA 91789

Chefs Toys
18430 Pacific Street
Fountain Valley, CA 92708

Stumbaugh & Associates, Inc.
3303 N. San Fernando Blvd
Burbank, CA 91504

HBA Procurement, Inc.
3216 Nebraska Ave.
Santa Monica, CA 90404

OJ Insulation LP
600 S Vincent Ave.
Azusa, CA 91702

DKY Architects
15375 Barranca Pkwy.
Suite A-210
Irvine, CA 92618

Master Glass
2225 W. Pico Blvd, Unit C
Los Angeles, CA 90006

Universal Flooring Systems
15573 Commerce Lane
Huntington Beach, CA 92649

L2 Specialties
3613 W. Macarthur Blvd., #611
Santa Ana, CA 92704

Ficcadenti Waggoner
16969 Von Karman Avenue
Suite 240
Irvine, CA 92606

Retrolock Corp
17915 Railroad Street
City of Industry, CA 91748

American Engineering Laboratories Inc.
PO Box 1816
Whittier, CA 90609